

APPLICATION FOR ZONING VARIANCE

Village of Los Lunas
660 Main Street NW
505-839-3842

Community Development Department
Los Lunas, New Mexico 87031
FAX: 505-352-3580

BACKGROUND

A variance may be granted by the Planning and Zoning Commission if it concludes that strict enforcement of Title 17 would result in practical difficulties or unnecessary hardships for the applicant and that the spirit of this regulation will be observed, public safety and welfare secured, and substantial justice done. It may reach these conclusions if it finds that:

1. If the applicant complies strictly with the provisions of the regulation, he can make no reasonable use of his property.
 2. The hardship relates to the applicant's land, rather than personal circumstances.
 3. The hardship is unique, rather than one shared by many surrounding properties.
 4. The hardship is not the result of the applicant's own actions.
 5. The variance will not result in the extension of a non-conforming use or structure.
- Any decision regarding a variance shall conform to Village ordinances, the Comprehensive Plan, and New Mexico state law.

Name:	
Address:	
Telephone:	
Agent:	
Agent's Phone:	
Legal Description of Property:	
Subdivision: (with Lot and Block)	
Address of Property:	
Presently zoned:	
Explanation of Request:	
For Staff Use Only:	
Date of Hearing:	(Wednesday, 6 pm at the Village Chambers)

Applicant Requirements

Area of Review	Regulations	Checklist
Posting of notice on property	17.24.020	
Payment of fee -- \$75.00	17.04.070	Receipt No. and Date:

Staff Requirements

Area of Review	Regulations	Checklist
Notification of property owners within 300 feet	17.24.020	
Notification in the newspaper 15 days prior to hearing	17.24.020	

Accompanying this application are the original and seven (7) copies of the proposed variance. I have examined and am familiar with Section 17.20, as adopted by the Village of Los Lunas. I understand the Village Council will not assume any liability for the possible lack of understanding on my part. Application requires a public hearing and a fee. I understand that the decision of the Planning and Zoning Commission may be appealed.

Signature: _____

Date: _____

June 2001

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